

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

DATE: August 13, 2025

GRANTOR: Erwin Ulric Reagan

GRANTOR'S MAILING ADDRESS:

Erwin Ulric Reagan
700 N. Hearne Street
Franklin, Robertson County, Texas 77856

GRANTEE: Christopher W. Burleson

GRANTEE'S MAILING ADDRESS:

Christopher W. Burleson
13161 Cole Branch Rd.
Franklin, Robertson County, Texas 77856

PROPERTY (legal description):

Tract 1: 29.77 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson, County, Texas, and described as First Tract, 50 acres, in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U. Reagan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127 Official Public Records, Robertson County, Texas, LESS & EXCEPT 20.23 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven league Grant, A-25, Robertson County, Texas and described as Tract Two in that certain Warranty Deed with Vendor's Lien from Debbie Boggs, aka Debra Lynne Boggs, to David Coker and Kimberly Coker, dated June 23, 2017, recorded Volume 1322, Page 414, Official Public Records Robertson County, Texas; leaving a total of 29.77 acres described herein.

Tract 2: 7 1/3 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson County, Texas described as Third Tract in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U. Reagan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127, Official Public Records Robertson County, Texas.

Tract 3: 60.94 acres of land, more or less, being a part of Section 3 Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson County, Texas, and described as Fourth Tract in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U.

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Regan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127, Official Public Records Robertson County, Texas.

CONSIDERATION:

This conveyance is made for the following consideration, receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to the following exceptions:

Liens described or referenced above relating to the Consideration;

Valid and enforceable easements and prescriptive rights of record or which are open and obvious;

Valid and enforceable matters of record, including restrictions, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the Property;

Standby fees, taxes, and assessments of any taxing authority for the current year and subsequent years;

Taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

CONVEYANCE:

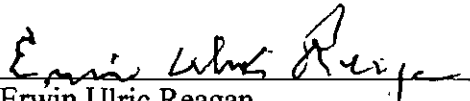
For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantees and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

Grantor assigns to Grantee all funds, if any, on deposit for payment of property taxes and insurance premiums due or coming due against the property.

WARRANTY:

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof but this warranty is made ONLY WHEN SUCH CLAIMS ARE BY, THROUGH, OR UNDER Grantor.

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Erwin Ulric Reagan

Texas Royalty Brokers

ACKNOWLEDGMENT

STATE OF TEXAS

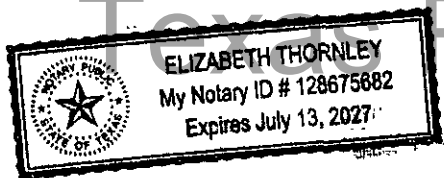
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COUNTY OF LEON

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This instrument was acknowledged before me on August 13, 2025, by Erwin Ulric Reagan.




Notary Public, State of Texas
Printed Name: Elizabeth Thornley
My Commission Expires: July 13, 2027

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FILED FOR RECORD IN
Robertson County
Stephanie M. Sanders
COUNTY CLERK

ON: Aug 14, 2025 AT 11:39A

Texas Royalty Brokers

Document Number: 20253276
Total Fees: 33.00

Receipt Number - 153786
Maxine Lattimore, Deputy

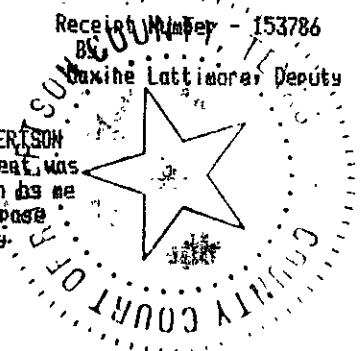
STATE OF TEXAS

COUNTY OF ROBERTSON

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of: Robertson County
as stamped hereon by me.

Aug 14, 2025

Stephanie M. Sanders, County Clerk
Robertson County



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